

**Lewis County Planning Commission
Public Hearing
Lewis County Courthouse
351 NW North St.
Chehalis, WA 98532**

**March 22, 2011 – 7:00 p.m.
Meeting Notes**

Planning Commissioners Present: Mike Mahoney, Rachael Jennings, Jim Lowery, Bill Russell, Richard Tausch

Planning Commissioners Absent: Arny Davis, Bob Guenther

Staff Present: Jerry Basler, Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from February 22, 2011
- Memo from Jerry Basler re: Lewis County Code Amendment Chapter 17.200
- Chapter 17.200

I. Call to Order

Chairman Russell called the meeting to order at 7:00 p.m. The Commissioners introduced themselves.

II. Old Business

A. Approval of meeting notes from February 22, 2011

The Chair entertained a motion to approve the meeting notes from February 22, 2011. Commissioner Jennings moved to approve; Commissioner Mahoney seconded. The motion carried.

B. Public Hearing on Chapter 17.200 and zoning maps

Chairman Russell opened the public hearing and recognized Mr. Basler.

Mr. Basler explained that currently there are 111 maps that came about over time by changing sections. By having one official zoning map it will be easier to assist the public and create less confusion. The discussion to narrow the maps down started with staff several months ago and the GIS department agreed. Mr. Basler stated that any section of the map can be zoomed in on and there will be a CD of the map at the Auditor's office for the public's use.

Mr. Basler also stated that some text was added under "Purpose" which states that the official zoning map will be kept at the BOCC office and that Community Development will make the final determination if there is a question on the zoning map or boundaries. The strikethroughs are shown for the maps that are going to be eliminated.

Commissioner Lowery stated earlier discussions were to have separate maps for Urban Growth Areas (UGA). Mr. Basler stated that the Planning Commission wanted those to be included on the official zoning map.

Commissioner Mahoney stated he could not see anything negative in what was being proposed. With modern technology it is reassuring to know that anyone who needs the information from any of the 110 maps can get it very easily.

Chairman Russell understands that the UGA boundaries cannot change and asked if that is correct. Mr. Basler stated each city reviews those every ten years and change is based on the population allocation they receive from the state.

Chairman Russell rephrased his statement: in order for it to change the cities have to go through their process to change it, as would the county. Mr. Basler stated that was correct. Chairman Russell asked why not include all the UGAs on one map, specifically Cardinal Glass and IPAT, rather than having those separate.

Mr. Basler stated all the UGAs will be on the official zoning map. Originally the UGAs were to be separate but by consensus the Planning Commission asked to include them on one map.

There were no more questions or comments from the Planning Commissioners and Chairman Russell opened the public testimony portion of the hearing.

No one wished to speak and the Chair closed the public testimony portion of the hearing. Written testimony will be left open until Friday, March 25th at 5:00 p.m. and can be brought or mailed to Community Development, 2025 NE Kresky Avenue, Chehalis, WA 98532.

Commissioner Mahoney made a motion to proceed with the letter of transmittal. Chairman Russell stated that should happen at the next meeting so there is time to receive written testimony. Commissioner Mahoney withdrew his motion.

C. Re-schedule Public Hearing for PBRS

Chairman Mahoney made a motion to re-schedule the public hearing for the Public Benefit Rating System to April 26, 2011 at 7:00 p.m. Commissioner Lowery seconded. The motion carried.

III. New Business

There was no new business.

IV. Calendar

The next meeting is scheduled for April 12, 2011 to forward the letter of transmittal on Chapter 17.200. The Chair asked if that is all that is on the agenda. Mr. Basler stated there may be some items at staff level but as of now there is only the letter of transmittal.

There was discussion about cancelling the April 12 meeting and signing the letter of transmittal on April 26th.

Chairman Russell suggested tentatively that the April 12 meeting be canceled pending notification from the planning department of something that might need to come before the Planning Commission. The Commissioners agreed.

April 26 will be the public hearing for the PBRS and the signing and forwarding of the Letter of Transmittal on Chapter 17.200 to the BOCC.

V. Good of the Order

Commissioner Mahoney gave an update on the Ruckelshaus report earlier and stated it would be July before anything needs to be done, if the governor signs it.

Mr. Basler updated the Commission on the WRIA meetings. Last month was a good meeting with more agreement on some issues. Up to this point there has been a lot of written material that the planning committee had to digest. They have gone through it and it is starting to balance out. The water closures aspect seem to have eased up. In November a report will be submitted to Ecology with a recommendation.

Mr. Basler stated he and Mr. McCormick will be meeting with individual land owners who are against the subarea plan. They will meet with only a couple of people at a time on April 1 to explain what it means to be out and that they cannot jump back in later on. There will also be a letter from the Assessor addressed to the Planning Commission explaining the Assessor's interpretation of taxation once development does occur in those UGAs. The plan will be reviewed to cut out people who do not want to be included and there are some blocks of property that will be added which will change the acreage within the plan.

Mr. Basler expects the draft plan to be ready to review in October and the citizen involvement should be ironed out by then.

Chairman Russell asked if the letter from Ms. Dorey would be available by April 1. Mr. Basler stated it would be ready and he would show it to the people he talks to.

Chairman Russell asked if Ms. Dorey has changed her position that one piece of property being sold and developed changes the entire area. Mr. Basler stated when he discussed this with Ms. Dorey he understood that it would take two or three developments before an overall rise is seen in the property tax. A map has been produced of the subarea and Ms. Dorey is going over it parcel by parcel. That should provide a more definitive answer.

Commissioner Mahoney stated as long as the ag land is kept in agricultural activity it will retain its open space ag zoning regardless of what happens next to it. Chairman Russell disagreed. He stated what is in the code, and what Ms. Dorey has authority to do, is when a parcel sells and is zoned commercial the entire area can be taxed commercial, if they are inside the UGA. As long as nothing sells and develops they will stay in whatever tax bracket they are in.

Commissioner Jennings asked Mr. Basler if he had looked at the Winlock property to see if their values had gone up. Mr. Basler stated that is something that has not been looked at parcel by parcel yet.

Chairman Russell asked that Mr. Basler keep the Planning Commissioners up to speed via e-mail so if they are questioned they will have some answers.

Mr. Basler stated the Shorelines Master Plan (SMP) will need to be addressed at some point. 2012 is the due date for Lewis County to update their SMP but with the funding issues it is unsure how this will be implemented. Ecology anticipates funding but there was no amount put on it. This update will be fairly substantial and will take a lot of work. He will keep the Commission updated.

VI. Adjourn

The meeting adjourned at 7:30 p.m.